Narrative Summary
Parkway Elementary was originally constructed in 1954 and received a modernization in 1997-98 and 2005. However, there are still a number of areas that require improvement.

Primary safety issues occur at the front of campus. Since there is no dedicated drop-off lane for either buses or parents, both drop students off within the parking lot or at the street. The parking lot is already inadequate in size and has poor circulation design, so the drop-off within it confines further deteriorates the situation. Reconfiguration of the parking area and a drop-off lane addition would greatly resolve this matter.

Elsewhere on site, the hard-surface playground is cracked and needs a new slurry seal and striping, fencing around campus is rusted and needs paint, and there appears to be an inadequate quantity and location of on-site fire hydrants. Also, there are few pole lights at the parking area which is a safety issue.

Specific to the building interiors, door signage is no longer ADA accessible, the HVAC system causes temperature issues throughout the campus, some door hardware is not ADA compliant, interior wall and ceiling finishes need new paint, and some of the casework sink cabinets are not ADA accessible. The campus appears to have several rooms with vinyl asbestos tile which should be abated and replaced with a new flooring product.
Sustainable Sites: School Entry/Drop Off
Parent drop-off in parking lot creates safety concerns for the staff and students.

Sustainable Sites: Outdoor Activity
Play structure has been blocked off from play due to safety risks.

Sustainable Sites: Campus Core
Tables and benches do not have shade cover and are not ADA accessible.

Utility Water Efficiency: Exterior
Broken hose bib without vacuum breaker.

Sustainable Sites: School Entry/Drop Off
Parent drop-off in parking lot creates safety concerns for the staff and students.

Sustainable Sites: Outdoor Activity
Play structure has been blocked off from play due to safety risks.

Sustainable Sites: Campus Core
Tables and benches do not have shade cover and are not ADA accessible.

Gas Efficiency: Interior
Existing gas line routed under slab, should replace with new gas line overhead.

Energy & Atmosphere
Controls wiring conduit on roof has been damaged.

Energy & Atmosphere
Controls wiring conduit on roof has been damaged.

Emergency egress lighting and exit signs need to be repaired and tested.

Materials & Resources: Exterior
Most gutters are clogged with leaves and are holding water.

Materials & Resources: Interior
Appears to be VAT mismatched throughout the multipurpose room.

High Performance Transformation

Encourage innovation in high performance school design creating safe, motivating and sustainable learning environments that reduce dependence on non-sustainable resources.

Sustainable Sites
Create safe, barrier free outdoor learning environments incorporating efficient and effective storm water management, landscaping, lighting and surfaces.

Water Efficiency
Improve the efficiency of fixtures, appliances and irrigation systems to reduce domestic water usage.

Energy & Atmosphere
Optimize energy efficiency and performance to minimize environmental impacts and reduce operational costs associated with fossil fuels.

Materials & Resources
Improve the learning environment and extend the life cycle of facilities while encouraging the use of efficient sustainable materials and reducing waste.

Indoor Environmental Quality
Enhance air quality, thermal comfort, visual and acoustic performance and physical environments by reducing pollutants. Provide a safe, healthy, functional environment to help motivate students and encourage attendance.

Sacramento City Unified School District
Sustainable Facilities Master Plan
June 2012
The following is a site organizational concept of Parkway Elementary School to implement the Strategic Plan 2010-2014: Putting Children First and the Common Core Standards.

SAFE & WELCOMING SCHOOL
- Dedicated Drop-Off
- Visitor/Staff Parking
- Garden/Quad/Outdoor Learning

CAREER & COLLEGE READY
Core Academic Pathway Transformation
- Kindergarten (K)
- Elementary: Lower 1-3, Upper 4-6
- Project Labs (PL)
  - Art/Science
- Support: Support Spaces - distributed

FAMILY & COMMUNITY ENGAGEMENT
Technology Center (TC) Transformation (5,875 sf)
- Media Center & Computer Lab
- Parent Center & Conference Room
- Teacher Planning Center
- Note: Transformation of (E) MP

Multi-Purpose (MP) Expansion (7,536 sf)
- Dining / Gym / Assembly / Stage
- Restrooms / Kitchen / Storage

ORGANIZATIONAL TRANSFORMATION
Classroom Conversion / Expansion (13,824 sf)
- Portable to Permanent and Core Expansion to meet optimized Campus Capacity Goals of 552 - 672 students, 12 Classrooms and Support Spaces

'Student Centered Education'
### School Site Facility(s) Needs
The following list was provided by the school's principal which was generated from school site council and community meetings:

#### School Facility Needs
- Technology upgrades
- Parking lot reconfiguration

#### School Facility Desired Improvements
- Computers in classrooms or computer lab
- Library remodeled
- Administration building remodeled
- Enlarge the cafeteria

### CHPS Summary
Supports the idea that "a well-designed facility can truly enhance performance and make education more enjoyable and rewarding... and a productive learning experience."

In accordance with the Green and Grid Neutral Model Schools Policy Initiative-BP 3511 and Resolution No. 2583; Adopting the Collaborative for High Performing Schools (CHPS) Criteria, the following summary characterizes how the Schools align with the Best Practices Criteria.

<table>
<thead>
<tr>
<th>CHPS Categories</th>
<th>Eligible Points</th>
<th>Actual Points</th>
<th>Under CHPS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leadership, Education &amp; Innovation</td>
<td>13</td>
<td>0</td>
<td>Minimum</td>
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<tr>
<td>Sustainable Sites</td>
<td>12</td>
<td>3</td>
<td>High Performing</td>
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<tr>
<td>Water Efficiency</td>
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<td>0</td>
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<tr>
<td>Energy &amp; Atmosphere</td>
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<tr>
<td>Climate</td>
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<tr>
<td>Indoor Environmental Quality</td>
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<td>6</td>
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</table>

**TOTAL:** 116 Points

### Assessment Total
- $1,441,440
- $3,965,470
- $15,433,470
- $20,839,910

Cost Summary reflects Total Project Cost Estimate, inclusive of Construction Cost and Soft Cost.

### Project Cost Summary Matrix

<table>
<thead>
<tr>
<th></th>
<th>Code, Life Safety &amp; Access</th>
<th>Maintenance &amp; Operations</th>
<th>High Performance Transformation</th>
<th>Sustainable Category Total</th>
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<tbody>
<tr>
<td>Sustainable Sites</td>
<td>$947,570</td>
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<td>$0</td>
<td>$11,578,320</td>
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</table>

**Total:** $1,441,440

### Campus Assessment Summary

#### Sustainable Sites
- School Entry & Drop-off
- Parking & Drives
- Service Access
- Outdoor Activity
- Campus Core
- Utilities & Infrastructure

#### Water Efficiency
- Site Utilities & Infrastructure
- Plumbing Systems
- Specialty Systems
- Fire Protection Systems

#### Energy & Atmosphere
- Central Plant
- HVAC Systems
- Specialty Systems
- Alternative Energy Systems

#### Materials & Resources
- Signage
- Door Hardware
- Interior Space
- Exterior Finish

#### Indoor Environmental Quality
- Electrical Systems
- Lighting Systems
- Technology Systems
- Low Voltage Systems

#### Leadership, Education & Innovation
- Career & College Ready
- Family & Community Engagement
- Organizational Transformation

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**SACRAMENTO CITY UNIFIED SCHOOL DISTRICT**

**Sustainable Facilities Master Plan**

**June 2012**